

Merchant and Nuuanu Streets --  
Judd Building  
111 Merchant Street  
Honolulu  
Honolulu County  
Hawaii

HABS No. HI-55 G

HABS  
HI,  
2-HONLU,  
18-G-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, DC 20013

HABS  
HI,  
2 HONOLU,  
18-G.

HISTORIC AMERICAN BUILDINGS SURVEY

MERCHANT AND NUUANU STREETS COMMERCIAL BUILDINGS  
JUDD BUILDING

HABS No. HI-55 G

Location: 111 Merchant Street, City & County of Honolulu, Hawaii.  
Zone 2, Sec. 1, Plat 13, Tax Key #4

Present Owner  
and Occupant: First Federal Savings Bank

Significance: The Judd Building was one of the first turn-of-the-century office buildings constructed expressly to provide rentable office space for the burgeoning city. Its four stories made it one of the tallest and most progressive structures at that time.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1899. The structure was begun in 1898 and opened for business on March 16, 1899. [Pacific Commercial Advertiser, 3-16-1899, p.5.]
2. Architect: Oliver G. Traphagen designed the Judd building. He moved to Hawaii from Duluth, Minnesota, in 1897, after a decade of successful practice in Duluth. His reason for the relocation was probably three-fold: a frail daughter's health was thought to require such a climate, the Traphagens already had a brother-in-law on Maui, and the Duluth economy itself was in a slump. [Pacific Commercial Advertiser, 7-16-1898, p.1, and Mason.]

Honolulu of the late 1890s was happy to receive Traphagen. In 1898, the Honolulu Directory listed only three architectural firms: Howard, Train, & Page; O. G. Traphagen; and Ripley & Dickey. Traphagen had the most experience and previous recognition. About three months after his arrival in the fall of 1897, Traphagen submitted a scheme for the planned Judd Building, which was chosen. [Pacific Commercial Advertiser, 7-16-1898, p.1, and Mason.]

Traphagen's most notable commissions in downtown Honolulu and Waikiki include the Waialua, Moana, and MacFarlane Hotels, the Boston Block, the Lewers & Cooke Building (a three-story structure with a basement), the Odd Fellows Building (four stories), and the Hackfeld Building, which cost \$320,000 in 1902 and was considered his finest work, probably due to the large budget he had at his disposal. A complete list of his work in the area indicates that during his ten-year stay in Honolulu (1897-1907) Traphagen dominated architectural practice.

Traphagen's ailing daughter had grown increasingly worse by 1906. The next year the Traphagen family moved to Alameda, California, where he set up practice. Oliver Traphagen died at seventy-eight in October 1932. [Mason.]

3. Original and subsequent owners:

1899        The Judd Building Company  
1910        sold to The Bank of Hawaii  
1927        sold to Inter-Island Steam Navigation Co., Ltd.  
1950        sold to First Federal Savings & Loan  
[Tax Records, City Directories.]

4. Builder, contractor, suppliers:

a. Builder, contractor: Fred H. Harrison.

b. Suppliers: The "Roman Brick" came from Lincoln, California. Native blue-stone was also utilized. The elevator was supplied by the Crane Company of Chicago. [Pacific Commercial Advertiser, 1-20-1898, p.2, 7-16-1898, p.1, and 3-16-1899, p.5.]

5. Original plans and construction: The 1900 fire insurance map indicates that the Judd Building was a four-story brick building. The foundation was coral rock, supporting a ground floor of dressed blue stone, which extended up to the first-story sill. The remaining three floors of the facade were of "Roman Brick," a yellow-hued, long, and narrow brick. Thirteen iron pilasters encircled the ground-floor facade. The Fort Street entry was considered the central access, leading to the office space. "Judd Building" was inscribed over this portal, which was flanked by two large polished granite columns. In addition, there was an entry on Merchant Street and one at the corner of the two streets, these two entrances providing access to the banking establishment on the ground floor. The ground floor contained five offices; each of the other floors had ten offices, convertible to suites. There were toilet facilities on each floor. The elevator was located in the Fort Street entry corridor. [Pacific Commercial Advertiser, 1-20-1898, p.2, 7-16-1898, p.1, and 3-16-1899, p.5.]

6. Alterations and additions: Historic photographs indicate that by 1913, the corner entry of the building was closed. [See Supplemental Information.] The Sanborn maps of 1914 uncorrected and 1914 corrected to 1927 show that a fifth story was added between those dates.

Between 1956 and 1967, First Federal Savings and Loan commissioned some relatively minor repairs and renovation. In 1968 the marquee was removed and decorative elements were added to the existing walls. In 1978-79 the architecture firm Group 70 conducted large-scale renovation of the interior, introduced a projecting canopy at the ground floor, and installed tinted glass on the fifth floor to create a solarium. [Honolulu Sunday Star Bulletin Advertiser, 2-17-80, and Building permit 2-1-13-4, #'s 126162, 449168, 193567, 223289, 40447, 61319, 9388, 11227, 18444, 110602, 110603.]

B. Historical Context:

Dr. Gerrit Parmele Judd arrived in Honolulu on board The Parthian from Boston on March 30, 1826. "Able, fiery Dr. Judd became King Kamehameha III's deputy, translator and recorder, treasury board member, keeper of the Public Archives, minister of finance in the first formal ministry, and constitutional architect." His wife Laura Fish Judd was a noted writer and historian. [Scott.] Judd was active in the 1853 British occupation as the translator and recorder for the king of the events that took place. [Thrum's Annual, 1893.]

In 1861 Dr. Judd purchased for \$1400 the property which he had been leasing at the corner of Fort and Merchant Streets. It included a two-story wood building. Upon Dr. Judd's death on July 12, 1873, the property went to his son, Hawaii Supreme Court Chief Justice Albert F. Judd. Chief Justice Judd formed the Judd Building Company in 1898 to construct a much-needed office building on the site, at the prompting of George R. Carter, manager of the Hawaiian Trust & Investment Co. Although his original intention was to construct only a two-story building, the city's dire need of additional office space prompted the increase to four stories. The younger Judd sold the property to the company for \$48,000. [Pacific Commercial Advertiser, 1-20-1898, p.2, 7-16-1898. p.1, and Wilcox].

The \$57,965.57 building opened for business on March 16, 1899. At the time of its opening, the building's first floor was entirely rented, and only six of the building's upper thirty offices remained available. The offices were offered with five-year leases. [Pacific Commercial Advertiser, 7-16-1898, p.1, 3-16-1899. p.5; Mason; and Wilcox.]

The Bank of Hawaii, then only one year old, rented the first floor of the Judd Building. This bank was an outgrowth of the Hawaiian Safe Deposit and Investment Co., organized on July 1, 1893, by Peter Cushman Jones and his son Edwin Austin Jones. On December 17, 1897, they and two other prominent businessmen, George R. Carter (later Hawaii's governor) and Clarence Hyde Cooke, incorporated the Bank of Hawaii. It was the first banking corporation to be established in Hawaii. (Of the three older banks, two were formed as partnerships -- the bank of Bishop & Co. and First American Bank of Hawaii -- and the other a branch of a Japanese bank -- the Yokohama Specie Bank.)

The officers of the young bank were P. C. Jones as president, who was also president of C. Brewer & Co., and J. B. Atherton as vice-president, who was president of Castle & Cooke. [See Stangenwald Building report, HABS No. HI-55 F.] The bank purchased the Judd Building in 1910. In 1918 there was a proposed merger of the Bank of Hawaii and the bank of Bishop & Co.; however, depositors of both banks disapproved and the merger did not take place. [Dutton.]

In 1927 the Bank of Hawaii opened its new building at the corner of King and Bishop Streets. The Judd Building was bought by Inter-Island Steam Navigation Co., Ltd. They in turn sold the building in 1950 to its present owners, First Federal Savings and Loan Co. [City directories and Tax records. For a history of the Inter-Island Steam Navigation Co., see T. R. Foster Building report, HABS No. HI-55 L.]

Report prepared by Laura S. Alderman, Project Historian.

For background information on this downtown neighborhood, see HABS No. HI-55.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural statement: A rehabilitated five-story office building with classical elements. Principal decorative features include a sculptured terra cotta band surrounding the fourth-floor arched openings and terra cotta belt courses. The fifth-floor facade (above the principal cornice) is a glazed replacement of a previous addition. The classical first floor has been replaced with arched openings protected by a modern glass canopy.
2. Condition of fabric: Excellent as a result of a major remodelling.

B. Description of Exterior:

1. Over-all dimensions: The building is generally rectangular, measuring approximately 77' along Merchant Street, 64' along Fort Street, 82' along the makai rear and 65' along the Diamond Head side. The Merchant and Fort Street corner is chamfered, measuring 13' on the diagonal. The building stands approximately 72' high. There are six bays along Merchant Street and five bays along Fort Street in addition to the chamfered corner.
2. Foundations: Masonry and concrete.
3. Walls: The first-floor surface is stuccoed (material of construction not visible). Upper walls are of brick, painted gray. The Roman bricks measure 2" x 12" including narrow mortar joints and have 1/3 brick overlap in coursing. Changes in the first-floor fenestration drastically alter the character of the building with its non-conforming arches and projecting glass canopy. The second and third floors are relatively plain with rectangular openings in a uniform rhythm. There is a small cornice between the first and second floors and a larger one between the third and fourth. There is quoining in the brick at the second through fourth floors. The fourth floor has arched openings with an elaborate terra cotta spandrel band. The fifth floor is a modern glass curtain wall which replaced a 1914-25 addition.
4. Structural system, framing: Bearing walls with steel frame and concrete floors.
5. Porches, stoops, balconies, bulkheads: A steel and glass canopy projects from the building at the first floor on both the Merchant and Fort Street sides.
6. Openings:
  - a. Doorways and doors: There is a corner entrance at Merchant and Fort Street and an entrance to the right-hand side of the Fort Street elevation. The left end of the Merchant Street side has a fire exit door. All these doors are modern, dating from the remodelling.
  - b. Windows. All windows are replacements. They are multiple pane units with fixed upper sash and a large inward-opening portion. The fourth-floor windows are similar but are set within arched masonry openings. The fifth floor has a solarium with fixed plate-glass window wall.

7. Roof:

- a. Shape, covering: There is a flat roof with slight slope for drainage.
- b. Cornice, eaves: A molded parapet surrounds the roof. There is a plain projecting cornice at the roof line. A more substantial, although still plain, cornice is situated between the fourth and fifth floors at what was the original roof level.

C. Description of Interior:

The interior has been totally altered and does not retain any significant original details or materials. A stairway and elevator is situated near the makai/Ewa corner and a fire stair is situated in the mauka/Diamond Head corner. The elevator has some interesting detail and may be the only remnant of the earlier interior.

D. Site:

The building is located on the makai/ Diamond Head corner of Merchant and Fort Streets in the Merchant Street National Register district. Fort Street is now closed to traffic as a pedestrian/service mall. The Judd building is contiguous to the Stangenwald building to the left (Diamond Head direction). Makai of the Judd building is the C. Brewer building. The context is one of modern tall office buildings except for the historic buildings in the vicinity. Because the Judd building occupies its entire site, there is no landscaping or outbuildings.

In this description, local designation is given for orientation. "Mauka" means mountain direction, "Makai" means sea direction, "Diamond Head" means in the direction of Diamond Head crater, "Ewa" means in the direction of the town of Ewa (opposite Diamond Head direction).

Report prepared by Robert C. Giebner, Project Supervisor.

PART III. SOURCES OF INFORMATION

A. Early Views:

From the Bishop Museum Photograph Collection:

Files: "Geography. Oahu. Honolulu Streets. Merchant S. pre-1900", "Geography. Oahu. Honolulu Streets. Merchant S. 1900-", "Business and Commerce. Banking and Financial Structures. Bank of Hawaii."

Album 12, Page 30, "C.B. Mus. 104, Gartley 196, Merchant Street, Honolulu, ca. 1890?"

Baker, Ray Jerome, A Catalogue of Maui and Other Hawaiian Scenes for the Most Part Taken Between 1910-1915. Book 2, #DEM 25783.

B. Primary and Unpublished Sources:

Maps: Lion Fire Insurance Company, 1879. Bishop Museum Map Collection.

B. F. Dillingham Fire Insurance Company for Board of Fire Insurance Underwriters of Honolulu, 1900, and 1906 corrected to 1911. Bishop Museum Map Collection and Hawaii State Archives.

Sanborn Map Company, 1914 (Library of Congress, Washington, D.C.), 1914 corrected to 1925, 1927 uncorrected, and 1927 corrected to 1951. Bishop Museum Map Collection and Hawaii State Archives.

Tax Records, Tax Assessor's office, 842 Bethel Street, Honolulu, Hawaii. Records for "Zone 2, Sec. 1, Plat 13, #4".

Building Permits, Municipal Building, Honolulu, Hawaii. #'s 126162, 449168, 193567, 223289, 40447, 61316, 9388, 11227, 18444, 110602, 110603.

C. Secondary and Published Sources:

Pacific Commercial Advertiser

1-2-1897, p.1  
1-20-1898, p.2  
7-16-1898, p.1  
3-16-1899, p.5  
1-1-1900, p.7

Paradise of the Pacific

11-1895, p.163

Historic Hawaii News

5-1979

Dutton, Meiric K. Financing Hawaii: An Account of Hawaii's Banks and Trust Companies. Advertiser Publishing, Ltd., 1954.

Mason, Glenn E. "Oliver G. Traphagen, FAIA, 1897-1907 in Hawaii." Hawaii Architect December 1980, p.6.

Scott, Edward B. Saga of the Sandwich Islands, vol. I. Crystal Bay, Lake Tahoe, Nev.: The Sierra-Tahoe Publishing Co., 1968.

Sullivan, Josephine. A History of C. Brewer & Co., Ltd.: One Hundred Years in the Hawaiian Islands- 1826-1926. Boston: Walton Advertising and Printing Co., 1926.

Thrum, Thomas. Hawaiian Almanac and Annual. Honolulu: Black & Auld Printers, 1899, p.154; 1900, p. 166; 1901, p.145; 1913, p.166.

Wilcox, Gaylord. "Business and Buildings: Downtown Honolulu's Old Fashioned Block." The Hawaiian Journal of History vol. 6, 1972.

#### PART IV. PROJECT INFORMATION

This project was jointly sponsored by First American Title Co., Historic Hawaii Foundation, and the National Park Service. Recorded under the direction of Kenneth L. Anderson, Chief of HABS, and Alison K. Hoagland, HABS Historian, the project was completed during the summer of 1987 at the Honolulu field office. Project supervisor was Robert C. Giebner (University of Arizona); project historian was Laura S. Alderman (Washington, D.C.); architectural foreman was J. Scott Anderson (Washington, D.C.); and architectural technicians were Coy E. Burney (University of Maryland), Kenneth R. Imoehl (University of Arizona), and Michel A. van Ackere (Brown University).

#### PART V. SUPPLEMENTAL INFORMATION

Following is a photocopy of a photograph from the Bishop Museum, "Judd Bldg. - Bank of Hawaii. Merchant and Fort. March 1913," Neg. No. CA 24599. The photograph shows the Judd Building after the corner entrance was closed, but before any additions had been made to the top of the building. To the left is the Stangenwald Building.

